

# **GND DEVELOPMENT ALLIANCE**

**Community Center  
and  
Recreation Area**

***Transformation and Revitalization***

**Park and Recreation Commission**

***12 March 2014***

**“PLAY”**

***Promoting Lifetime Activities for Youth***

# Agenda

- GND Recreation Area
- Value of Parks
- Project Overview
- Board of Directors
- Private Sector Support
- Sustainability
- City Discussions
- Open Discussion

# GND Recreation Area



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Streams Gas Mains  
 Parcels Water Mains  
 Lots Sewer Mains  
 Storm Mains

City of Duluth  
 Site Map

1:960  
 1 inch = 80 feet  
 0 40 80 Feet  
 Photo Date: May 2012 Prepared By: [illegible]  
 DULUTH  
 MINNESOTA



# View From Commonwealth Toward 101<sup>st</sup>





# View From 101<sup>st</sup> Toward Recreation Area





# View From Carterett Street Toward Tax Forfeited Land







View From 101<sup>st</sup> Across Open Turf /  
Pleasure Skating Rink

View Across Open Turf /  
Pleasure Skating Rink





View From Parking Lot By Baseball Field  
Toward Carterett Street

View From Parking Lot  
At Baseball Field







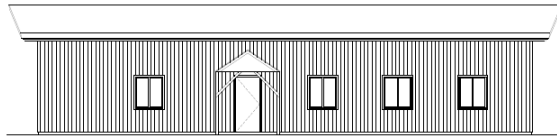
View From 101<sup>st</sup> - Basketball Court  
and Skateboard Ramps



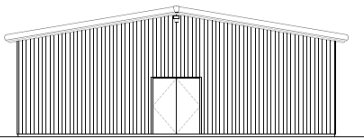
Skateboard Ramps



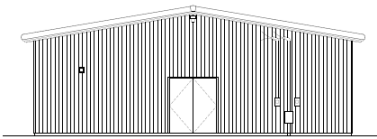
# The "Shack"



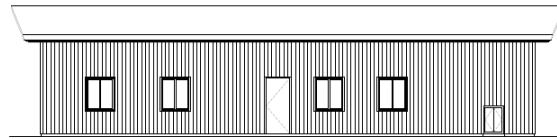
AS-BUILT NORTH ELEVATION  
14'-1 1/2"



AS-BUILT WEST ELEVATION  
14'-1 1/2"



AS-BUILT EAST ELEVATION  
14'-1 1/2"



AS-BUILT SOUTH ELEVATION  
14'-1 1/2"

**Wagner Zaun**  
ARCHITECTURE

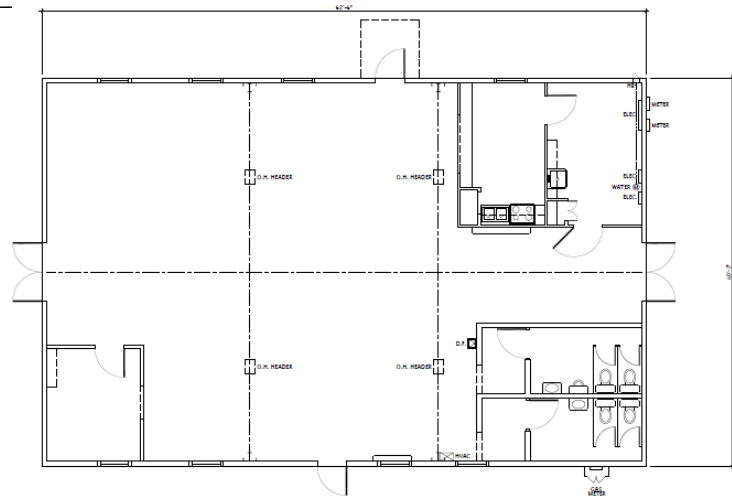
17 N. Lake Avenue  
Duluth, MN 55802  
(218) 733-0690  
www.wagnerzaun.com  
klaus@wagnerzaun.com  
paul@wagnerzaun.com

PROJECT: #1327  
GARY • NEW D  
COMMUNITY C  
101ST AVE W  
DULUTH, MN

REVISION/ISSUE  
REVISION

SHEET NAME:  
AS-BUILT E

SHEET #  
PD2



AS-BUILT FLOOR PLAN  
14'-1 1/2"

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ARCHITECTURE

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PROJECT: #1327  
GARY • NEW DULUTH  
COMMUNITY CENTER  
101ST AVE W  
DULUTH, MN

REVISION/ISSUE  
REVISION

DATE  
NOV 2013

SHEET NAME:  
AS-BUILT PLAN

SHEET #:  
PD1



Concession Stand



View From Door On  
Skating Rink Side



Restrooms







View From Door On  
Skating Rink Side

View From Concession Stand  
Toward Office



# Value of Parks

## Property Values

- Distance from park
- Condition of park

## Tourism Value

- Attraction
- Venues

## Direct Use Value

- Team sports
- Programs
- Skateboarding / Ice skating
- Picknicking
- Benchesitting
- Nature / events / gardening

## Health Value

- Increase physical activity
- Improved health
  - Obesity
  - Cardio
  - Mental

## Community Cohesion

- Stronger
- Safer
- Improve interaction / relationships

## Reduce Cost of Managing Stormwater

- Landscaping
- Captures / slows runoff



# GND Park Master Plan

*(per consultant)*

- Remove existing metal building
- New skateboard equipment, basketball court & bituminous pad
- Soil / drainage improvements to create an open turf play area and to allow the potential for an ice skating rink
- Construct a three sided enclosure for a park shelter with grills and picnic tables to accommodate picnicking and skate changing
- Construct a 3-sided enclosure for a portable toilet
- Plant trees near the new shelter for picnicking
- 18 car bituminous parking lot and driveway access off of 101<sup>st</sup> Ave West
- Install a paved pathway through the park
- Install security lighting and camera
- Use softball field as an open turf play area.
- Add a storm water pond and drainage improvements.
- Use the park land east of 101<sup>st</sup> Ave West for a community garden

# Current Community Proposal

- *PROPOSED* Change of philosophy
  - Community Center and Recreation Area
- Install new waterline
- Renovate existing building – Community Center
- Ice skating
- Baseball field becomes soccer / lacrosse field
- Youth soccer field or ropes course with climbing wall
- Open turf play area
- Picnic area
- Biking
- Skateboard park
- Play court
- Community garden
- Dog park
- Disc golf
- Additional Parking

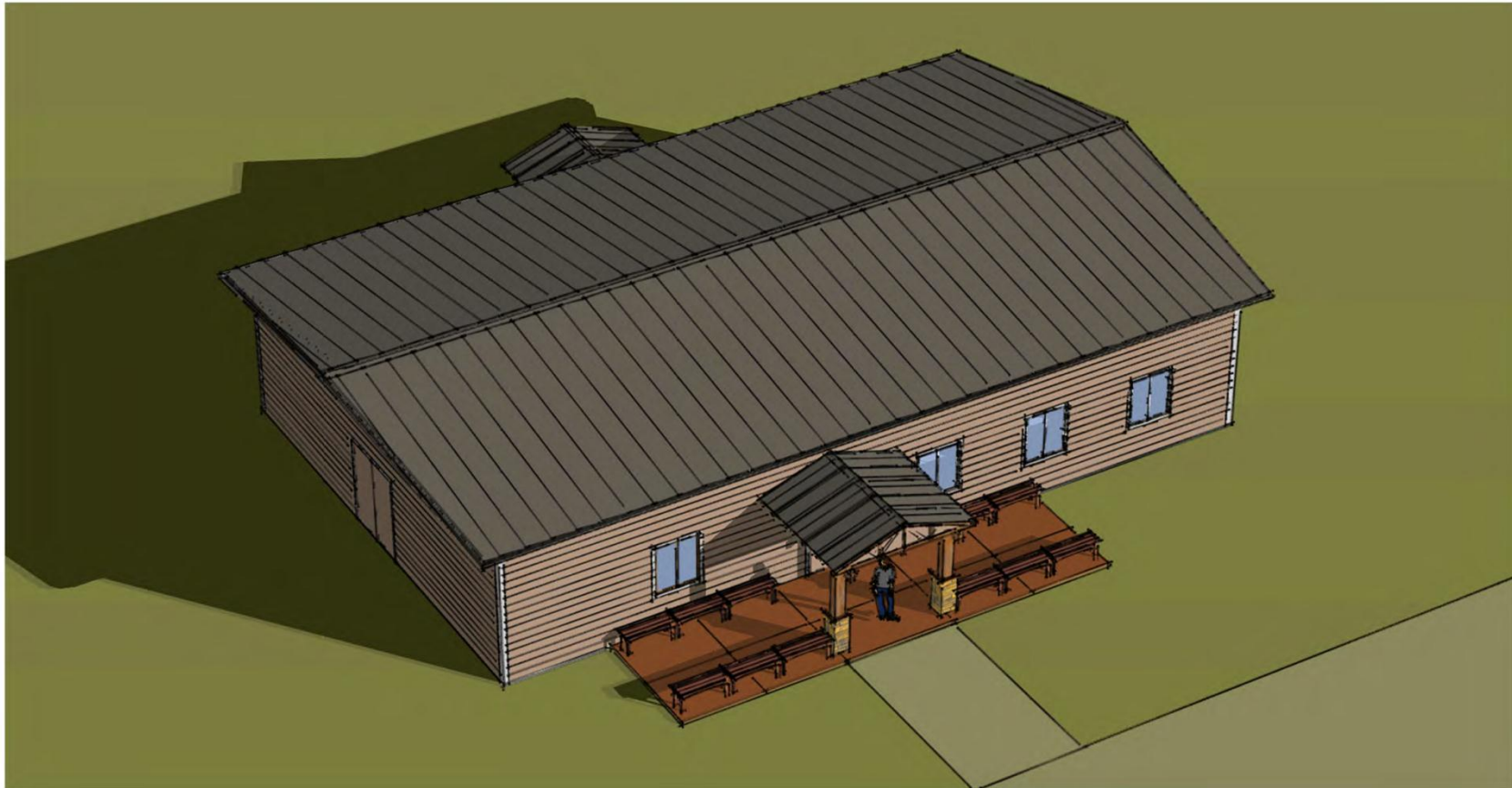


# Community Center

## Potential Activities

- Children's activities – afterschool & during school breaks
- Exercise classes
- Educational opportunities
  - Tutoring
  - GED
  - College prep
  - Language classes
  - University for seniors
- Leadership / citizenship classes
- Ice skating
- Farmers market
- Gardening
- Personal
- Seeds for Success
- Job search i.e.; SOAR
- Bicycle Safety and Repair
- Ceramics
- Book club
- Movie night
- Senior activities
  - Conversation
  - Cards / cribbage
  - Interaction with students
  - Mentoring
- Building use
  - Birthday parties
  - Showers
  - Wedding receptions
  - Family events
  - Scouting
- Zoo mobile
- Animal Allies
  - Pet care
  - Pet training
  - Adoption
- Police K-9
- First aid classes
- Cooking class
- Art classes
- Yoga classes

# GND Community Center



**Wagner Zaun**  
ARCHITECTURE

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[rwagner@wagnerzaun.com](mailto:rwagner@wagnerzaun.com)

PROJECT: #1327

**GARY - NEW DULUTH  
COMMUNITY CENTER**

101ST AVE W  
DULUTH, MN

REVISION/ISSUE	DATE
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AS-BUILTS	18 DEC 2013
SD	09 JAN 2014

SHEET NAME:

SHEET #:



# GND Community Center



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[rwagner@wagnerzaun.com](mailto:rwagner@wagnerzaun.com)

PROJECT: #1327

GARY - NEW DULUTH  
COMMUNITY CENTER

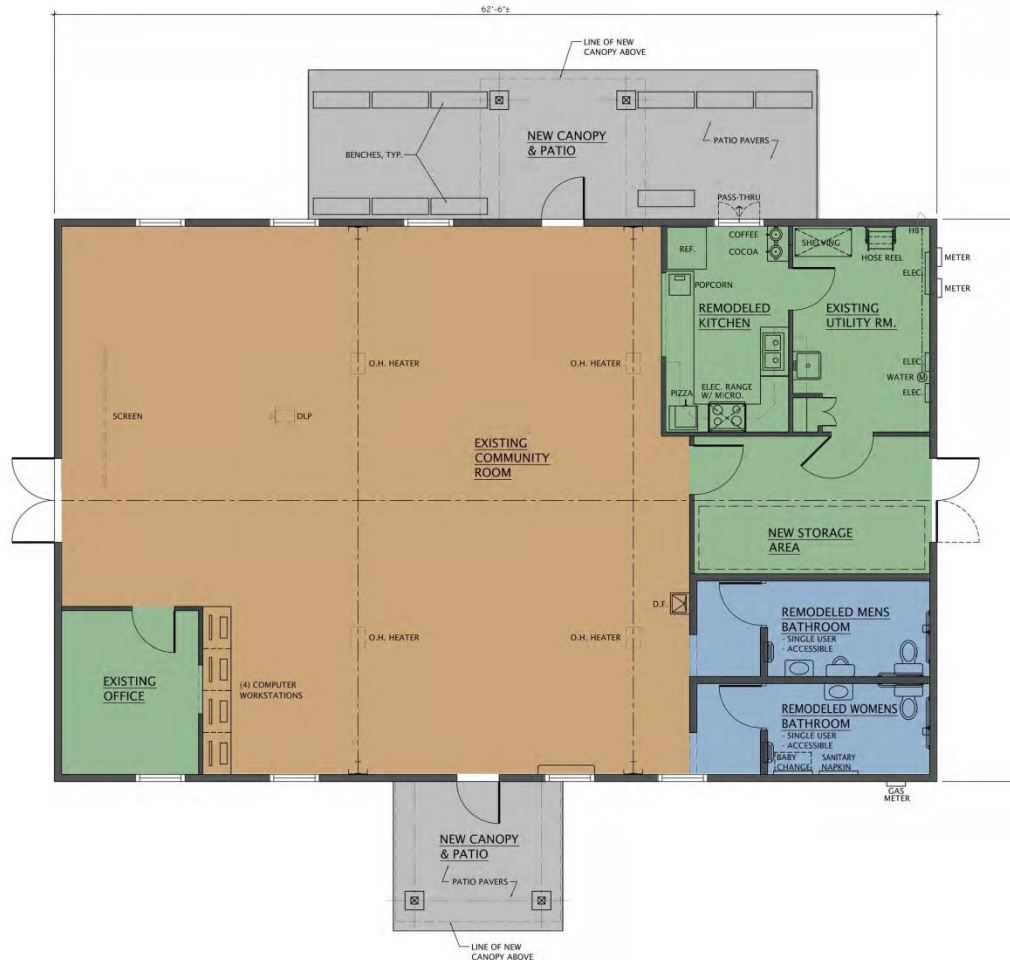
101ST AVE W  
DULUTH, MN

REVISION/ISSUE	DATE
AS-BUILTS	16 DEC 2013
SD	09 JAN 2014

SHEET NAME:

SHEET #:

# GND Community Center



1  
SD1  
PROPOSED FLOOR PLAN  
1/4" = 1'-0"



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PROJECT: #1327  
**GARY - NEW DULUTH  
COMMUNITY CENTER**  
101ST AVE W  
DULUTH, MN

REVISION/ISSUE	DATE
AS-BUILTS SD	10 DEC 2013 09 JAN 2014

SHEET NAME:  
**PROPOSED  
FLOOR PLAN**

SHEET #:

**SD1**





PAVILION STRUCTURE

#### STORMWATER FEATURE

- WOODCHIE PATHS
- NATIVE PLANTINGS
- INTERPRETIVE SIGNAGE

#### PERVIOUS PAVER PARKING LOT

- 26 SPACES
- RAISED PEDESTRIAN CROSSING

#### DISC GOLF AREA

#### DOG PARK

- PERIMETER WALK
- FENCED INTERIOR
- SHADE STRUCTURE
- WATER SERVICE
- PARKING AREA

195' x 330'  
SOCCER FIELD  
WITH BLEACHERS

ROPES COURSE/  
U8 SOCCER FIELD

#### PAVILION PLAZA

- 40' STRUCTURE
- PAVEMENT SURFACE
- PICNIC TABLES
- SHADE PLANTINGS

#### OPEN PLAY

#### ENTRY GARDEN

#### OPEN PLAY

STORAGE BUILDING

EXISTING PLAY STRUCTURE

PARKING LOT

22 SPACES

#### SKATE PARK

#### COMMUNITY GARDENS

- 4' x 6' RAISED BEDS
- FENCED PERIMETER
- ORCHARD AREA

#### LANDSCAPED BERM

- 4' MAXIMUM HEIGHT

#### ENTRY PLAZA

- SIGN WALLS
- DONOR PLAZA

#### URBAN STYLE SKATE PARK

- SHADE STRUCTURE
- STAIRS/RAMPS
- 10,000 SF SURFACE

#### SPORT COURT

SPORT COURT

4818 Swan Lake Road  
Hornbush, MN 55811  
Phone: 1-800-landscape (618-787-9040)  
Fax: (218) 787-0660  
email: Tracy@millerlawn.com

SCALE IN FEET  
8 November 2013

### GARY NEW DULUTH COMMUNITY CENTER AND RECREATION AREA CONCEPTUAL MASTER PLAN

**SAS + ASSOCIATES**

LANDSCAPE ARCHITECTURE • SITE DESIGN • MASTER PLANNING • URBAN DESIGN

605 BOARD OF TRADE BUILDING • DULUTH • MN • 55802 • (P) 218.391.1335 • (F) 218.722.6697 • WWW.SASLANDARCH.COM

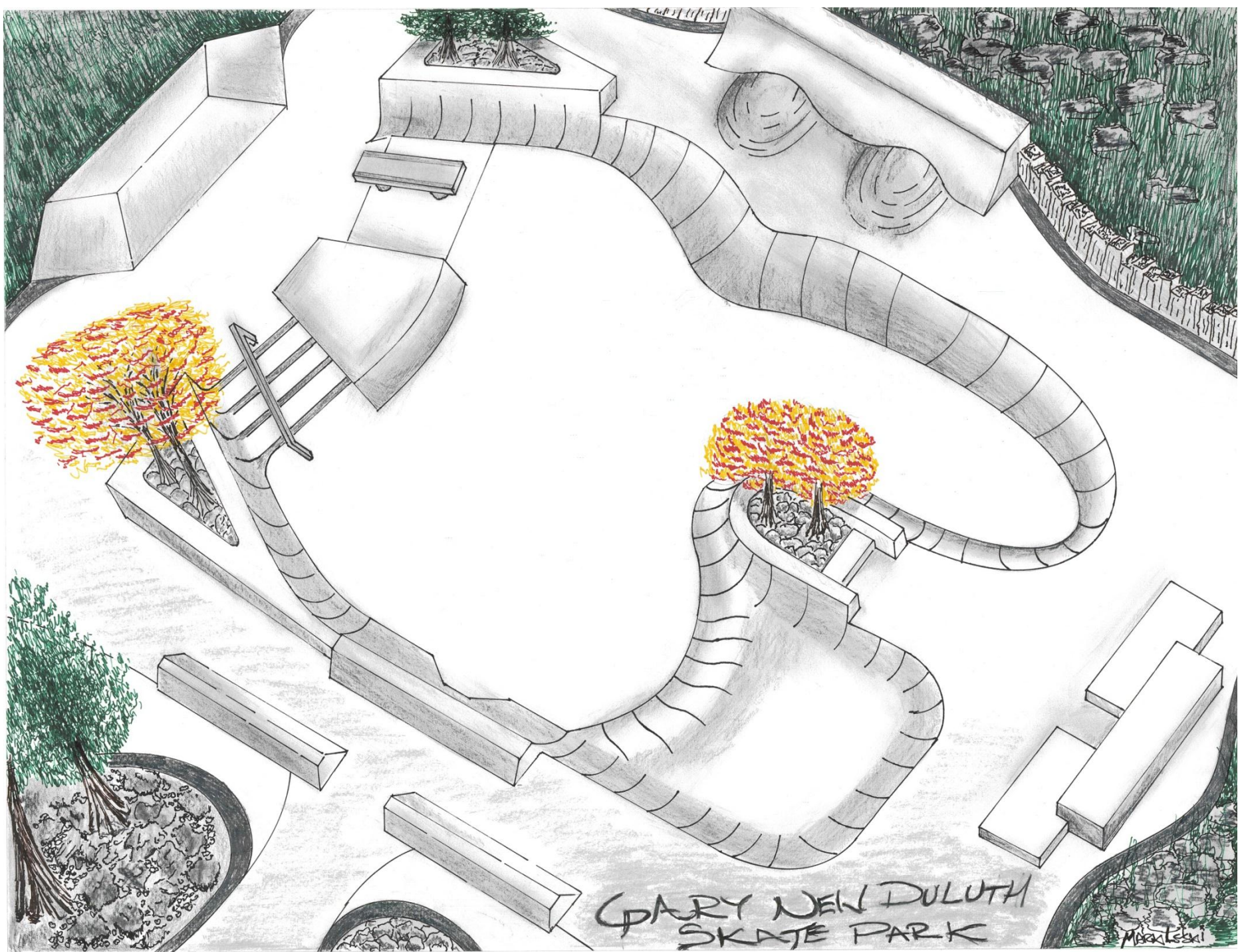
**Miller Creek**  
LAWN & LANDSCAPE





## Skateboarding and Skateparks

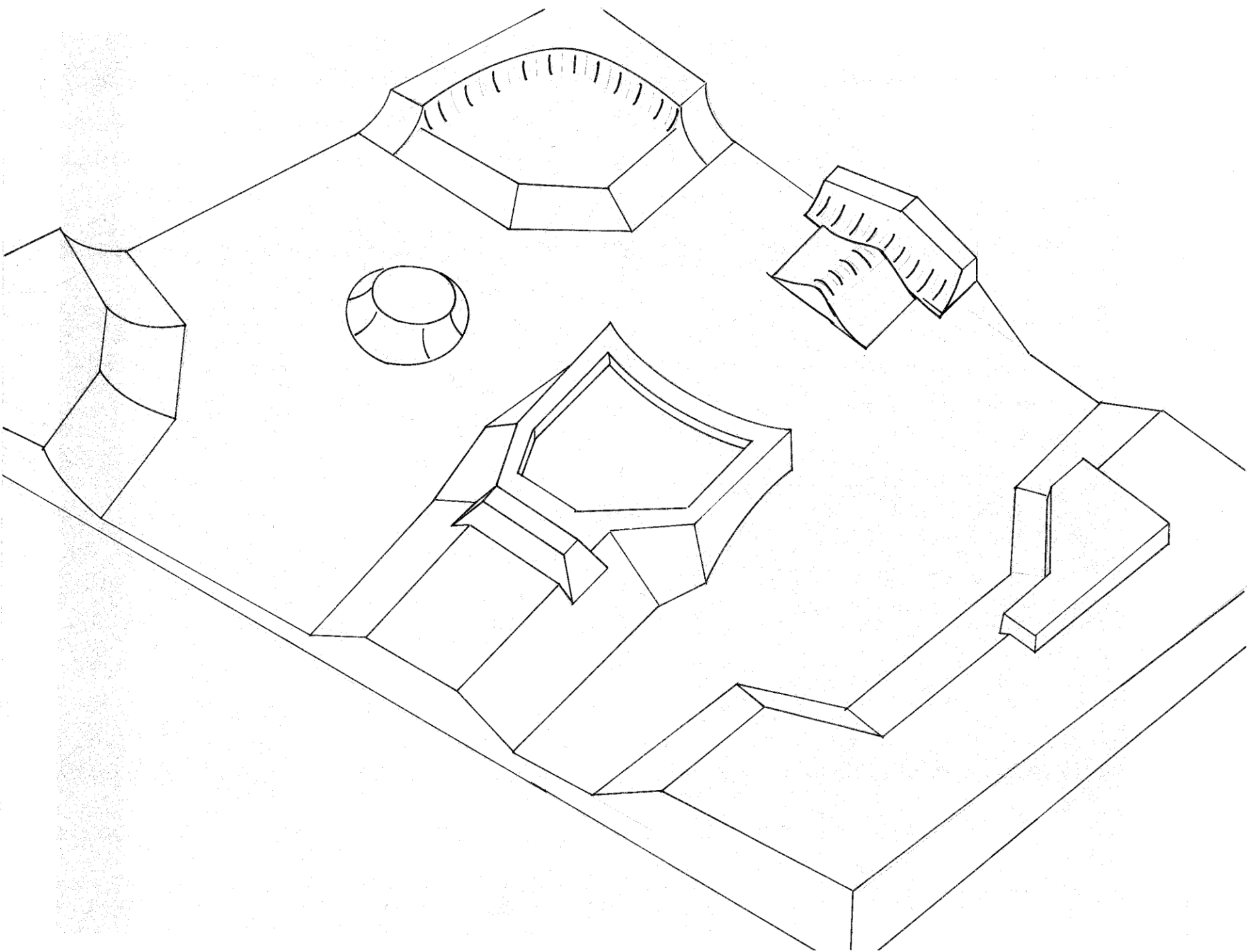
- **Social Benefits**
  - A place for kids who aren't attracted to traditional team sports.
  - Skateparks provide a place for local youth to meet, socialize, and develop friendships.
- **Health and Developmental Benefits**
  - Provides recreational opportunities promoting healthy and active lifestyles.
  - Youth in low-income areas are particularly prone to health issues related to lack of exercise due to the expense of equipment and travel, or lack of leisure time.
- **Public Comfort and Safety Benefits**
  - Over 90% of deaths involving skateboards in the U.S. occur outside of skateparks.
  - Skateboarding in appropriate areas allows other measures to be more effective.
  - Research suggests that skateboarding can help keep teens out of trouble.
- **Economic Benefits**
  - Skateparks seem to have a positive effect on businesses in the surrounding area.
  - Skateparks with high visibility and ample community interaction are healthier environments.
- **Community Development Benefits**
  - When parks are built right, youth develop a sense of ownership, pride, and community engagement.
  - Skateparks allow the broader community to interact with skateboarding youth.
  - Without skateparks, skateboarders are often treated as pariahs. **When the youth are treated as criminals, they often become criminals.**



GARY NEW DULUTH  
SKATE PARK

M. K. K.





# Board of Directors

- Mark Boben - Chairman
- Gary Bubalo
- Frank Bucar – Chairman Elect
- Lisa Clarke
- Bob Espenson - Secretary
- Dan Hinnenkamp
- Dale Lewis - Treasurer
- Jim Shelton

**Identify Future Leaders**



# *Initial* Private Sector Support

- Miller Creek Lawn and Landscape
- SAS + Associates
- WagnerZaun Architecture
- Johnson, Killen & Seiler
- Shelton Excavating
- RJS Construction
- Stieg Mechanical
- Carpentry (John Miller)
- Wizard Works
- DAMAGE Boardshop
- YMCA
- Habert Accounting

**MORE TO COME!**

# Sustainability

- Utilization
  - Stowe School
  - Community Organizations
  - The Public – elementary to seniors
- Programing
  - “PLAY” - *Promoting Lifetime Activities for Youth*
  - Partner with non-profit to manage
  - After School and Summer programs
    - Physical activities for youth
    - Outdoor learning activities for youth
  - League activities – Soccer, lacrosse, skateboard, etc.
  - Seminars / social activities
- Biking
- Maintenance
  - Volunteer
  - Contractor
- Fundraising - Capital expenditures, Maintenance, Endowment



# Small Area Plan Recommendations

- City to develop an agreement with GND Development Alliance for park operations.
- GND Development Alliance to follow City sanctioned process for review of the proposed plan.
- City to support the GND Development Alliance on grant opportunities.
- City to provide guidance and expertise to the GND Development Alliance project team
- Promote the project on the City's website and by other appropriate means.

# GND HEALTH IMPACT ASSESSMENT:

## PROPOSED RECOMMENDATIONS

- **#P1.** The City should approve and tangibly support implementation of the **GND Community Center and Recreation Area** concept plan. Priority level: High
- **#P2.** The **GND Development Alliance**, MnDOT, and Parks and Recreation should partner to direct bicyclists to the GND Recreation Area off of Commonwealth Ave as a rest spot when biking to or from Fond du Lac. There will be a picnic area and also concession stand in the Community Center. Priority level: Medium
- **#P3.** The **GND Development Alliance** should consider providing equipment for rental at the GND Community Center and Recreation Area, possibly by accepting donations of used sporting equipment from community members. Priority level: Low/Medium
- **#P4.** The **GND Development Alliance** could consider partnerships with established organizations working on access to healthy food, including Community Action Duluth's Seeds of Success and the Duluth Community Garden Program. Priority level: Medium
- **#P5.** A partnership between the **GND Development Alliance**, GND Community Club and Local Business Association should consider using the updated Community Center for a farmers' market or mobile produce truck (refer to HIA Commercial Development recommendation #C8). Priority level: Low/Medium
- **#N5.** The **GND Development Alliance**, UMN Duluth, UMN Extension and the School District should partner to implement community education programs around beekeeping and gardening to promote local food production and lifelong environmental stewardship. (Example: a young naturalist/young gardeners program in partnership with Stowe.) Priority level: Medium

# GND HEALTH IMPACT ASSESSMENT:

## PROPOSED RECOMMENDATIONS

- #C3. Duluth Workforce Development should connect residents with training opportunities and workforce development resources (such as, Duluth at Work, the Duluth Talent Database, etc.) to ensure that residents have the appropriate training for new jobs in the City and community. To increase access, trainings and/or neighborhood job fair should be held in the community at Stowe School or **new Community Center**. Priority level: High
- #C8. A partnership between GND Community Club, Local Business Association and **GND Development Alliance** should consider conducting a market study on the potential of a food market in the community and identify options to provide fresh food, such as mobile markets, food hubs or farmers' markets. Then obtain zoning/ permitting from City Planning for the desired option. Priority level: Medium
- #R1. The GND Community Club and **GND Development Alliance** should coordinate a community organized "welcome wagon" to welcome new residents. Priority level: Medium
- #R6. The HIA Technical Advisory Committee strongly encourages the **GND Development Alliance** to implement the proposed community garden in the GND Community Center and Recreation Area concept plan. Priority level: High
- #T13. The SAP should further qualify the recommendation for a bike lane on Commonwealth Ave. by revising as "Encourage Minnesota Department of Transportation to work with City of Duluth officials to consider how to install a designated bike lane along Commonwealth Avenue that works well with the parking needs in the area and minimizes safety conflicts between cyclists and parked cars." Priority level: High
- #T14. Include a recommendation in the SAP to increase bicycle infrastructure, such as parking near bus stops and commercial and recreational destinations, to encourage bicycle riding and transit ridership. Priority level: Medium



# City Discussions

**"The primary goal for city government in 2014 will be what it has been for the past six years: solving problems. The most important and effective role for government to play is to fix problems and remove barriers. Doing so gives residents and private-sector leaders the ability to make amazing things happen."**

Mayor Don Ness - Duluth News Tribune - December 29 and repeated the quote in his opinion article on Monday, December 30<sup>th</sup>, 2013.

***Let's make something amazing happen in GND!***

# Questions